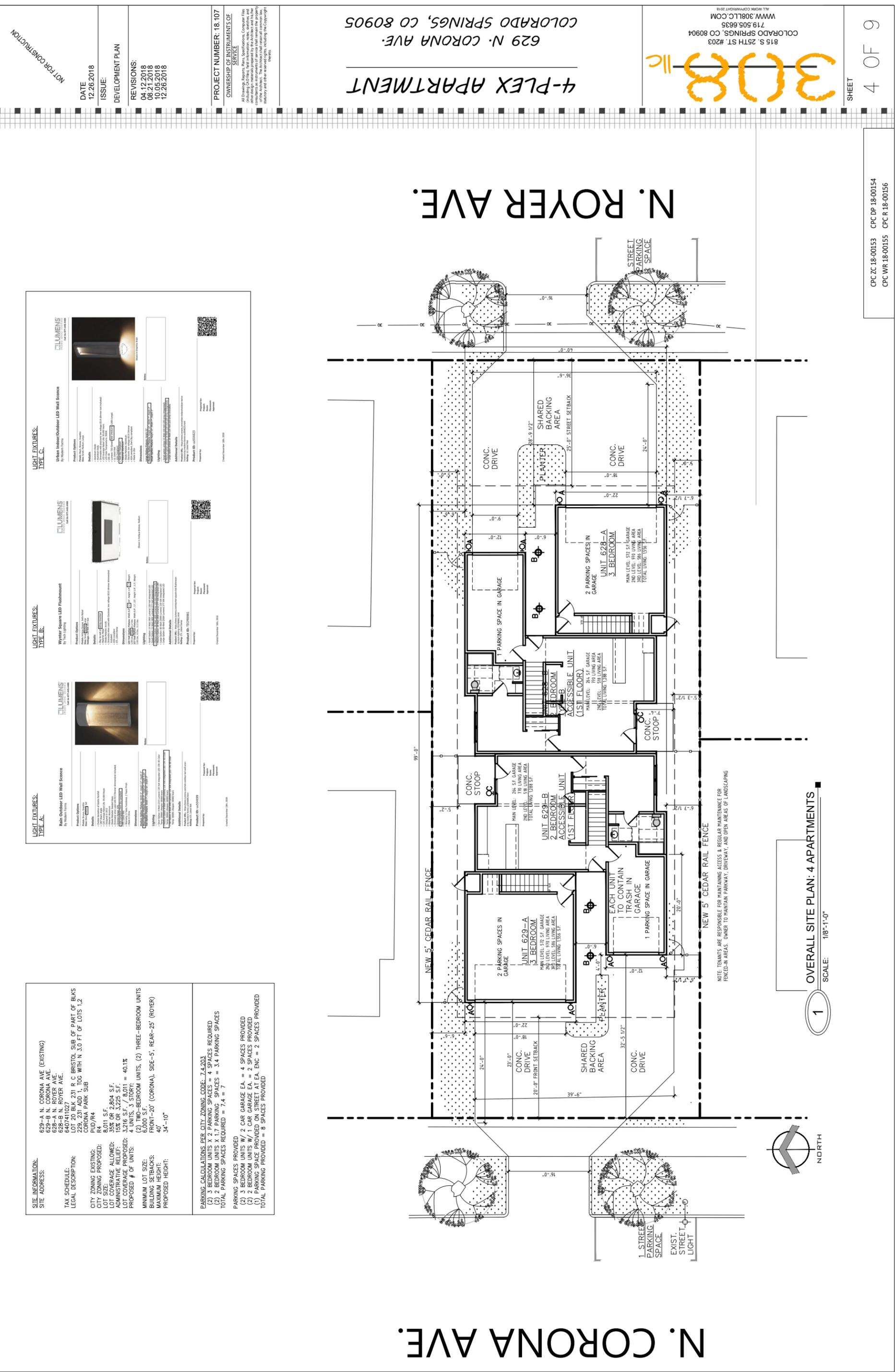








FIGURE 1



**SITE INFORMATION:**  
**SITE ADDRESS:** 629-A N. CORONA AVE (EXISTING)  
 629-B N. CORONA AVE  
 628-A N. ROYER AVE.  
 628-B N. ROYER AVE.  
**TAX SCHEDULE:** 640741027  
**LEGAL DESCRIPTION:** 20' BLK. 231 P.C. BRISTOL SUB. OFF. PART OF BLKS 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**CITY ZONING EXISTING:** R4  
**CITY ZONING PROPOSED:** R4  
**LOT SIZE:** 8,011 S.F.  
**LOT COVERAGE ALLOWED:** 35% OR 2,804 S.F.  
**LOT COVERAGE EXISTING:** 35% OR 2,804 S.F.  
**LOT COVERAGE PROPOSED:** 40.1%  
**PROPOSED # OF UNITS:** 4 UNITS, 3 STORY  
**MINIMUM LOT SIZE:** 6,000 S.F.  
**BUILDING SETBACKS:** FRONT-20' (CORONA), SIDE-5', REAR-25' (ROYER)  
**MAXIMUM HEIGHT:** 40'  
**PROPOSED HEIGHT:** 34'-10"

**PARKING CALCULATIONS, PER CITY ZONING CODE, 7.4.203:**  
 (1) 3 BEDROOM UNITS X 2 PARKING SPACES = 4 SPACES REQUIRED  
 (2) 2 BEDROOM UNITS X 1.7 PARKING SPACES = 3.4 SPACES PROVIDED  
**TOTAL PARKING SPACES REQUIRED = 7.4 = 7**  
**PARKING SPACES PROVIDED**  
 (1) 3 BEDROOM UNITS W/ 2 CAR GARAGE EA. = 4 SPACES PROVIDED  
 (2) 2 BEDROOM UNITS W/ 1 CAR GARAGE EA. = 2 SPACES PROVIDED  
**TOTAL PARKING SPACES PROVIDED = 6 SPACES PROVIDED**

**SEAL**  
**DATE:** 12.26.2018  
**ISSUE:** DEVELOPMENT PLAN  
**REVISIONS:**  
 04.12.2018  
 08.21.2018  
 10.06.2018  
 12.26.2018

**PROJECT NUMBER:** 18.107  
**OWNERSHIP OF INSTRUMENTS OF SERVICE**  
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**4-PLEX APARTMENT**  
 629 N. CORONA AVE.  
 COLORADO SPRINGS, CO 80905

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 CPC WR 18-00155 CPC R 18-00156

SHEET  
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SEAL

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DATE  
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ISSUE:  
DEVELOPMENT PLAN

REVISIONS:  
04.12.2018  
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10.16.2018  
12.26.2018

PROJECT NUMBER: 18.107

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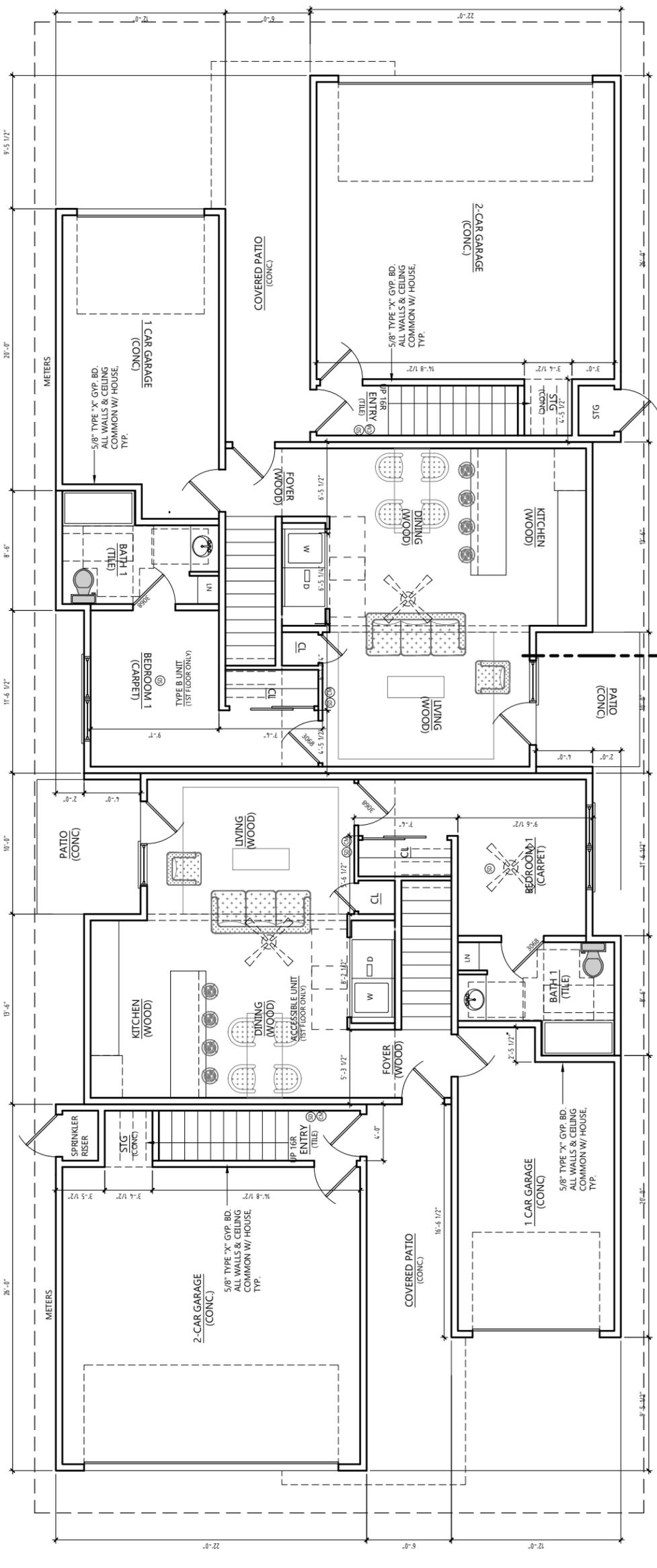
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CPC ZC.18-00153 CPC DP.18-00154  
CPC WR.18-00155 CPC R.18-00156



1 FLOOR PLAN: MAIN LEVEL

FIGURE 1

SEAL

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DATE  
12.26.2018

ISSUE:  
DEVELOPMENT PLAN

REVISIONS:

04.12.2018  
08.21.2018  
10.16.2018  
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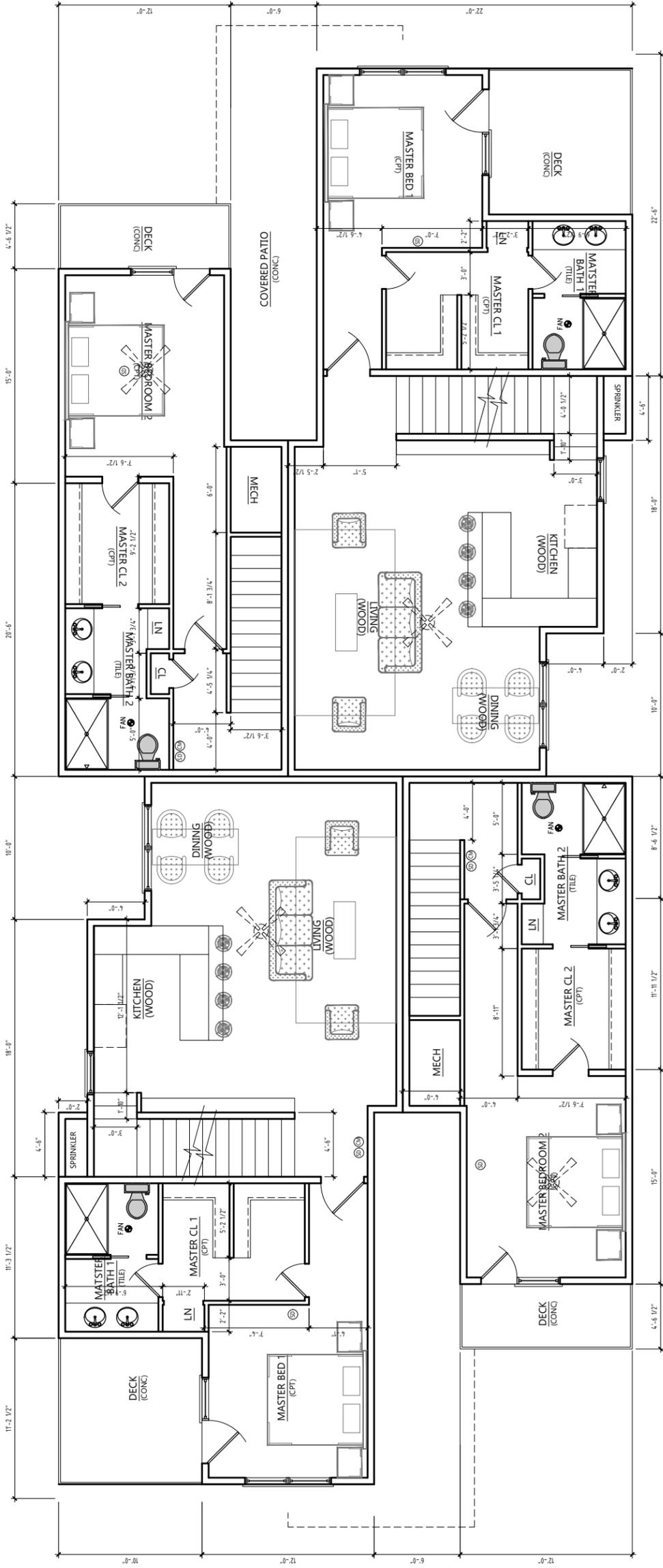


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CPC WR.18-00155 CPC R.18-00156



FLOOR PLAN: 2ND FLOOR

SCALE: 1/4"=1'-0"

1

FIGURE 1

SEAL

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DATE  
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ISSUE:

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4-PLEX APARTMENT  
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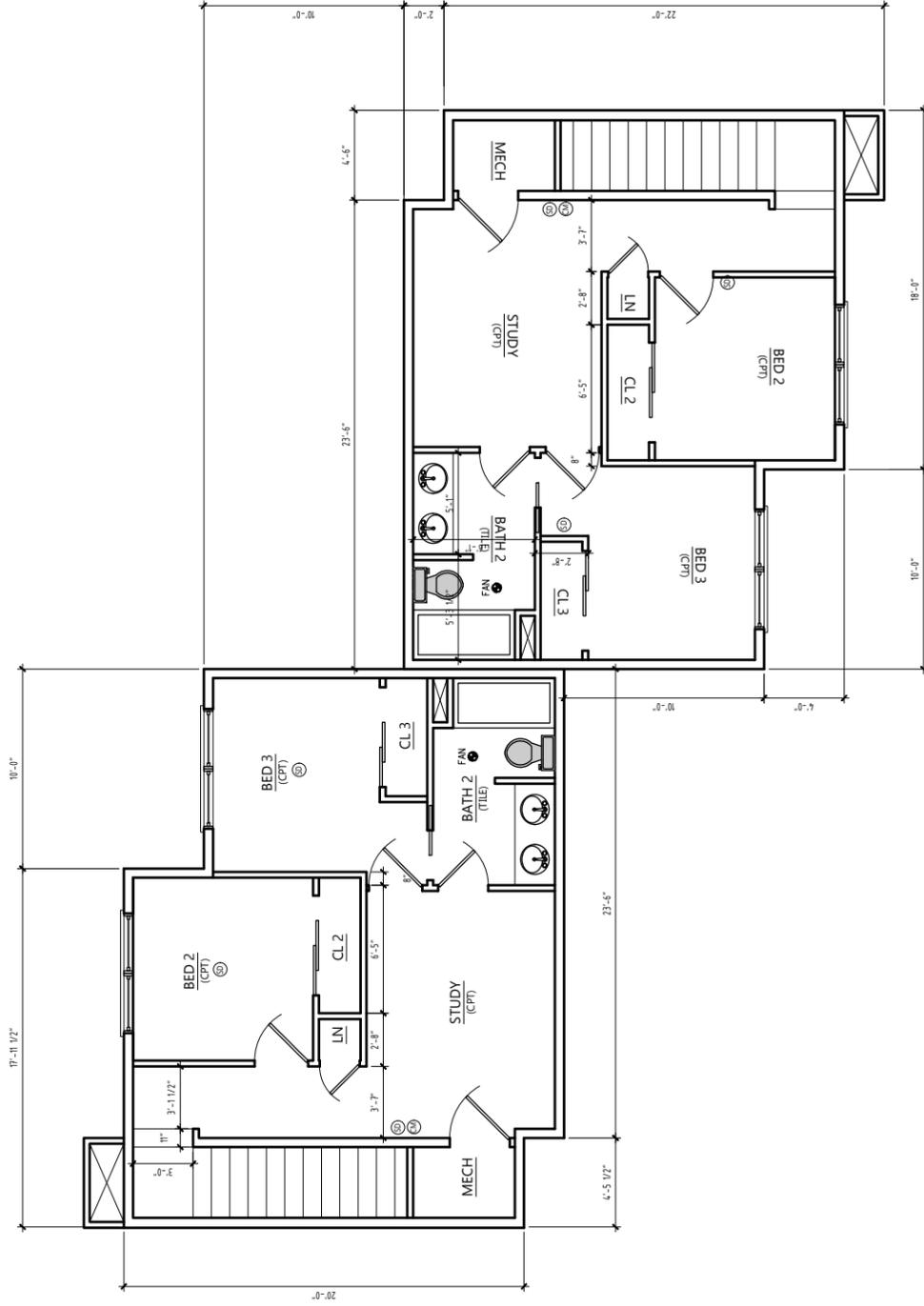


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CPC ZC.18-00153 CPC DP.18-00154  
CPC WR.18-00155 CPC R.18-00156



1 FLOOR PLAN: 3RD FLOOR

SCALE: 1/4"=1'-0"

FIGURE 1



**4-PLEX APARTMENT**

629 N. CORONA AVE.  
COLORADO SPRINGS, CO 80905

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CPC ZC 18-00153 CPC DP 18-00154  
CPC WR 18-00155 CPC R 18-00156

PROJECT NUMBER: 18.107  
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REVISIONS:  
04.12.2018  
08.21.2018  
10.06.2018  
12.26.2018

DATE  
12.26.2018

ISSUE:  
DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

SEAL

**FIGURE 1**



CPC ZC 18-00153 CPC DP 18-00154  
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FIGURE 1







